



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

November 10, 1980

PRESENT: Chaput, Coulter, Raftery, Kulmala, Sauer, Hannaford, Courant

The Minutes of the July 7 meeting were deferred. Minutes of the October 27 meeting were deferred.

Tom Raftery reported on a letter received from Town Counsel Neil Melone stating that recent court decisions have clearly indicated that Planning Boards do not have power to enforce zoning bylaws. Bob Koning as Building Inspector makes the decision, and in the Renfro case Koning needs evidence that the building on South Street was a dwelling in 1962. Renfro is currently gathering the evidence to prove that the structure qualifies to be turned into a two-family dwelling. Hal Sauer suggested that the Building Inspector be notified whenever a nonconforming lot appears on a plan which does not require subdivision approval.

Roy Smith, Four Seasons Development, was present to request releases of Lots 2, 6, 7, 9, 13, 14, 15 and 20 as shown on the Definitive Plan of Munroe's Hill. A report dated 11/10/80 from Cleverdon, Varney & Pike was read. All paving was not completed; Aaron Way remains unpaved. A telephone pole at the corner of Nathan Land is yet to be removed and the road patched. Smith requested permission to rework the center of the turnaround on Virginia Farme by filling and planting. Seven lots would remain unreleased, including four on the paved way. Among other things, loaming, seeding, bounds and sidewalks remain to be done along the way already paved. Calculations indicated that \$117,000 of work would complete the subdivision road construction requirements. The value of the lots is currently just under \$50,000 each. Even accepting that Lots 18 and 19 are not worth this amount until they are cleaned up, the value of the lots remaining unreleased would cover the cost of completing the roads. In discussion of the circle at the Westford Road intersection, Smith agreed to check regarding redesign of the circle to improve safety. It was felt that vehicles turning left from Westford Road and remaining to the left of the circle created an unsafe condition.

Motion was made and seconded to release the lots requested. Voted five in favor, two opposed. Four Seasons will present a status report on December 8.

A preliminary review of a plan for the McAllister property on North Road (Lots 17, 18 and 19 on Page 36 of the Assessor's maps) showed that 27 acres would be divided into four porkchop and three regular lots under Approval Not Required.

A member of the Building Committee and Pat Cutter for the Selectmen were present to bring the Board up to date regarding Fire and Police facility siting. The sites under consideration are Site A (Conant Land, Westford Road side) for either a combined facility or for the Fire Station with the site of the current Fire Station used for the new Police Station, and Site B (Bates land, Bedford Road) for a combined facility. Site B would consist of 7+ acres with frontage on Bedford Road through the piece of Old Bedford Road, taking all of parcel 68 and a portion (100 feet) of parcel 69 (which reverted to the Bates when Bedford Road was relocated).

It was reported that the owners of the Kennedy land do not wish to sell, so that site has been eliminated. The Conant Land would require Conscom approval because of its location near wetlands. A combined facility in this location would require more filling than just a fire station. The Building Committee is not strongly in favor of either a combined or a split facility. Many felt that technically a combined facility made more sense; aesthetically, a split facility had a lot going for it.

It was reported that there will be a Selectmen-sponsored December 3 meeting of all Town Boards to discuss the ramifications of Proposition 2 1/2.

Discussion of Procedural Rules was deferred to the November 17 meeting.

Dick Coulter will talk with Lois Surgeoner about the material she has compiled relative to dumbbell lots.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board